FREQUENTLY ASKED QUESTIONS

Pennsylvania County Property Contact Information Law

Act 29 of 2026 — 68 Pa.C.S. Chapter 25

1. What does this law do?

The law establishes a **County Property Contact Information List** for real property located within each Pennsylvania county.

The purpose is to help municipalities contact property owners or responsible representatives concerning **property maintenance, upkeep, and municipal code violations**.

2. Is this still a proposed bill?

No. House Bill 858 was approved by the Governor on **July 20, 2026**, and became **Act No. 29 of 2026**.

3. When does the law take effect?

The legislation provides that the act takes effect **60 days after enactment**.

Based on the July 20, 2026 approval date, the 60-day period ends on September 18 2026.

4. Who has to provide contact information?

The requirement generally applies to owners of real property that are covered by the law.

This includes property owned by:

- Individuals
- Corporations
- Partnerships
- Businesses and other associations
- Limited liability companies (LLCs)
- Trusts, estates, foundations, and similar entities

5. Are owner-occupied homes required to register?

No.

The law specifically exempts an **owner-occupant real property**.

An owner-occupant property is property that is owned and occupied by an individual as that individual's **principal residence and domicile**.

6. When must a covered property owner submit the information?

A covered property owner must submit the required contact information **within 30 days after purchasing the property**.

The information must be submitted in the manner and form prescribed by the county chief assessor.

7. What happens if my contact information changes?

The owner or the owner's representative must provide updated information to the chief assessor **within 30 days after the information changes**.

This may include changes to:

- Mailing address
- Telephone number
- Email address
- Owner information
- Responsible property representative

8. What information does an individual owner provide?

An individual owner provides:

- Name
- Residential address
- Telephone number
- Email address

9. What information does a business provide?

A business provides:

- Business name
- Business address
- Telephone number
- Email address of an owner or employee

The business must also identify an individual, representative, or employee who has the **authority and ability to repair, maintain, or otherwise remedy a property problem or municipal code violation**.

10. What information does an LLC provide?

An LLC provides:

- LLC name
- Company address
- Telephone number
- Email address of a member or manager with an ownership interest or right in the LLC

The LLC must also provide contact information for a person who has the authority and ability to address property maintenance problems or municipal code violations.

11. Does the county inspect my property when I submit the form?

The property contact information requirement is about **contact information**. It does not, by itself, create a general property inspection requirement.

12. Why is this information being collected?

The information is intended to help municipalities reach property owners or responsible representatives when there is a legitimate need involving **property maintenance, upkeep, or municipal code enforcement**.

13. Can a municipality obtain my contact information from the county?

Yes.

A municipality may request contact information for a property from the chief assessor.

The municipality must demonstrate a **reasonable need and use** for the information.

14. Can a municipality request the information for any reason?

No.

The request must identify a legitimate municipal purpose. The law specifically includes discussion with the property owner concerning **property maintenance and upkeep**.

The municipality must also affirm that the information will **not be used for commercial purposes or for purposes other than those stated in the request**.

15. Will my information be publicly available?

The provision described in the legislation establishes a county list and allows municipalities to request information under specified conditions. It does **not** state that the entire contact-information list must be publicly posted.

16. Can a municipality use the information for commercial purposes?

No.

A municipality requesting information must affirm that it will not use the requested information for commercial purposes or for purposes other than those identified in its request.

17. What happens if a property owner is cited for a municipal code violation?

The law provides another way information can be added to the county list.

If a property owner is cited for violating a municipal ordinance or code, the municipality is responsible for collecting the applicable contact information and providing it to the chief assessor.

The chief assessor then adds the information to the list.

18. What if I accidentally provide incorrect information?

The penalty provision addresses information that is provided **knowingly or intentionally** incorrectly, or the knowing or intentional failure to update required information.

Owners should nevertheless review their submissions carefully and correct errors promptly.

19. What is the penalty for intentionally providing false information?

A county may impose a fine of **up to $500** against a real property owner or the owner's representative who knowingly or intentionally:

- Provides false or incorrect contact information; or
- Fails to update required contact information.

20. Does the $500 fine automatically apply?

No.

The law says a county **may levy a fine of up to $500** for the specified knowing or intentional conduct. The exact amount and enforcement procedure may depend on county implementation and applicable law.

21. What if I participate in Pennsylvania's Address Confidentiality Program?

There is a specific protection for participants in Pennsylvania's Address Confidentiality Program under 23 Pa.C.S. § 6703.

A program participant cannot be required to provide their actual address or have that actual address disclosed under this chapter.

22. Who maintains the county list?

The **chief assessor** is responsible for establishing and maintaining the property contact information list for real property located within the county.

23. Does every Pennsylvania county have to establish a list?

The law directs a chief assessor to establish and maintain a list for real properties located within the county.

Accordingly, each county should establish an appropriate process for receiving, maintaining, updating, and responding to requests for information.

24. Does the law apply only to properties with code violations?

No.

The registration requirement is tied generally to covered property ownership and the purchase of covered property.

A code violation is a separate circumstance under which contact information may be collected and added to the county list.

25. Does this replace municipal code enforcement?

No.

The law creates a **contact-information system**. It does not eliminate or replace existing municipal ordinances, property maintenance requirements, zoning requirements, building codes, or other enforcement procedures.

26. What should a property owner do after purchasing a covered property?

A covered property owner should:

1. Determine whether the property qualifies for the owner-occupant exemption.
2. If it does not, obtain the county's required submission form or electronic filing method.
3. Submit the required contact information within **30 days of purchase**.
4. Identify an appropriate responsible person when required.
5. Keep the information current.
6. Report changes within **30 days**.

27. What should businesses and LLCs do?

Businesses and LLCs should designate someone who can actually respond to property maintenance problems or municipal code issues.

That person should be able to communicate with the municipality and have the authority and ability to arrange or perform appropriate corrective action.

28. Where can I get the required form?

For Lehigh County residents and property owners, county submission forms can be obtained through www.lehighcounty.org.

29. What is the most important thing for property owners to remember?

If you own covered real property that is **not an owner-occupied principal residence**, remember these three things:

REGISTER: Submit required contact information within 30 days after purchase.

UPDATE: Report changes within 30 days.

RESPOND: Make sure the county has accurate information for someone who can be reached about property maintenance or municipal code issues.